



West Wing, The Ivy, Chippenham

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# A fine five/six bedroom family home, forming part of a Grade I Listed baroque mansion.

## Summary of accommodation

**Ground Floor** Entrance hall | Drawing room | Dining room | Kitchen/breakfast room  
Utility room

**Lower Ground Floor** Cellar

**First Floor** Principal bedroom | 2 double bedrooms | Bathroom | Cloakroom

**Second Floor** 2 double bedrooms | Double bedroom/study | 2 bathrooms

**Gardens and Grounds** Formal garden | Loggia | Woodland | Private parking

**In all approximately 0.41 of an acre**

## Distances

Chippenham Station and the town centre are within walking distance, M4 (J17) 5.5 miles,  
Bath 10 miles, Bristol 22 miles (All distances are approximate)

## Situation

Set in the Chippenham Conservation Area in Wiltshire, it is easily accessible from London  
and is a short distance from Bath. Chippenham is an historic market town with a thriving  
shopping and entertainment centre in a convenient location. There are good local schools,  
including Sheldon and Hardenhuish, a wide variety of supermarkets including M&S  
Foodhall and Waitrose; and two medical centres with associated pharmacies close by.  
Bath with its wealth of shops, galleries, restaurants and cultural activities lies to the south  
west.

Chippenham is a convenient location with the M4 corridor equidistant from the  
commercial centres of Bristol and Swindon. The property is walking distance of  
Chippenham station (approximately 5 minutes) making it ideal for the commuter as there  
are high speed rail links to London Paddington and also regular services to Bath Spa and  
Bristol Temple Meads.



## History

The site of The Ivy originally belonged to the nearby Manor of Rowden, which Henry II granted to the Hussey family.

The name of the house is thought to derive from the monastery of Ederose, also known as The Ivy Church. This was dedicated to the Blessed Virgin and the name may have been a corruption of 'Ave'.

It is believed that it was in around 1725 when the property was initially re-modelled into the house as it is today. It was then the subject of extensive restoration in the 1980's, when it was sympathetically divided in to separate dwellings.

## The House

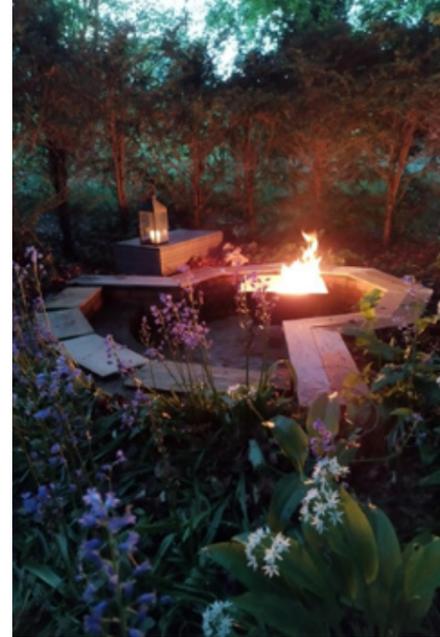
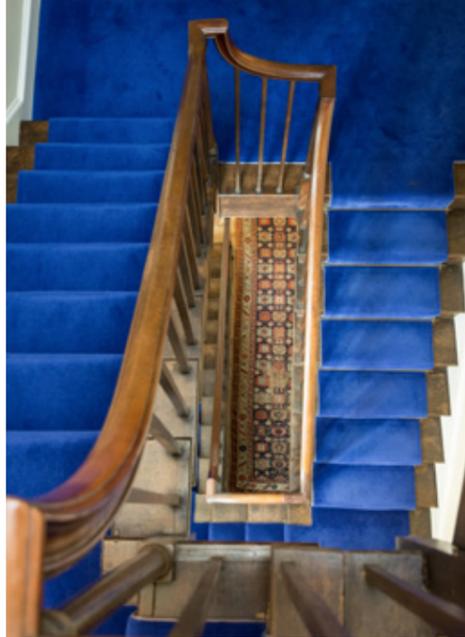
The accommodation is sensibly arranged over three floors and is presented in a good order throughout. The property benefits from many retained period features which include high ceilings, ornate plaster work, tall sash windows and working shutters.

On the ground floor, leading from the entrance hall are the beautiful drawing room with open fire, the dining room with painted mahogany panelling and a French farmhouse style kitchen/breakfast room with a Lacanche cooker and a door leading to the terrace. There is also a utility room with WC at this level.

On the first floor are the light and airy master bedroom and guest bedroom, both of which have painted mahogany panelling and views over the gardens. From here is a bathroom, cloakroom and a double bedroom which could be used as an additional reception room. Stairs lead up from this room to a further small double bedroom or study and a bathroom.

On the second floor are two further double bedrooms and a bathroom.





## Gardens and Grounds

Approached through impressive double wooden gates with stone pillars, a gravel driveway to the right hand side flanked by lime trees provides access to the property and the parking area adjacent to it.

To the rear of the house the gardens feature a pretty loggia, and a flagstone terrace leading to the formal lawn.

Beyond this is a magical woodland area, which is full of beautiful bluebells and wild garlic in the Spring. This offers a cool space to unwind in hammocks, have parties around the fire pit to or fun area for children to den build and explore.

A unique feature of the West Wing is that it sits, along with the three other sections of this listed manor house, within a stone wall-enclosed curtilage extending to approximately 7 acres creating a stunning parkland setting in the centre of Chippenham!

## Directions (Postcode SN15 2AE)

From Junction 17 of the M4 proceed in to the centre of Chippenham, cross over the River Avon on to Bath Road. Take the first driveway to your right which will take you to the West Wing.

## What Three Words

//deeply.passes.stream

## Property information

**Services** Mains water, electricity and drainage. Gas fired central heating.

**Method of Sale** We are advised that the property is Freehold.

**Local Authority** Wiltshire Council - [wiltshire.gov.uk](http://wiltshire.gov.uk)

**Council Tax Band** G

**EPC** E

**Guide price** £1,250,000

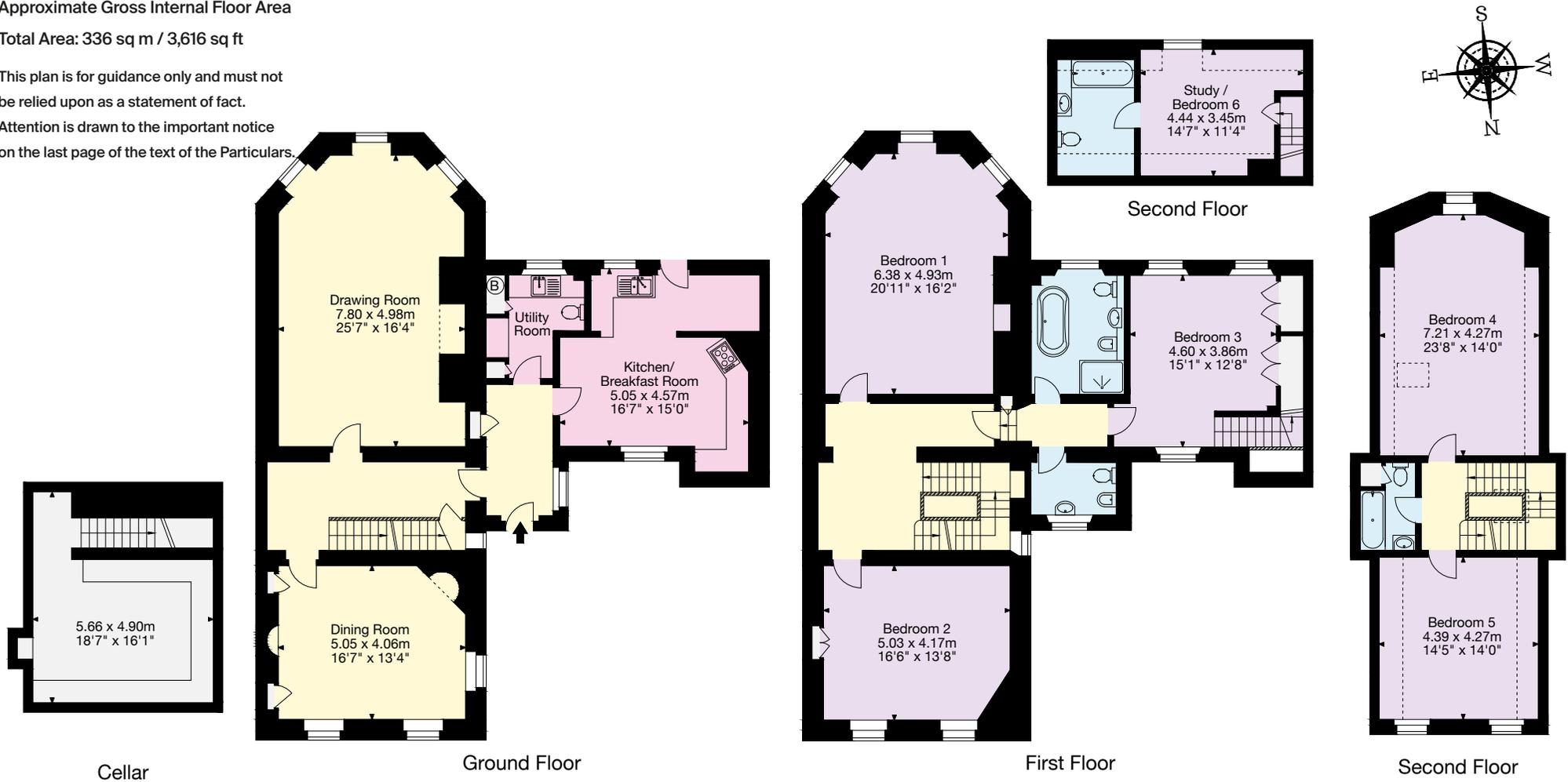
**Viewings** Strictly by prior appointment with the Knight Frank, LLP

## Approximate Gross Internal Floor Area

Total Area: 336 sq m / 3,616 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [July 2023]. Photographs and videos dated [July 2023].

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